

**PUBLIC NOTICE**

**CITY OF PROVIDENCE**

**ZONING BOARD OF REVIEW**

**190 DYER STREET**

**PROVIDENCE, RHODE ISLAND 02903-3902**

**Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Monday, January 11, 2010, at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:**

**The following matters relate specifically to the installation of antennas only:**

**5:30 P.M.**

**CROMWELL STREET REALTY TRUST, OWNER AND COX TMI WIRELESS, LLC, APPLICANT: 55 Cromwell Street also known as Lot 411 on the Tax Assessor's Plat 30 located in an Industrial M-1 Zone, to be relieved from Sections 305 and 420 in the proposed installation of 3 telecommunications antennas attached to the existing smokestack with related equipment installed at ground level. The existing building contains warehouse space. The antennas are permitted within the M-1 district; however, the height restriction is 75 feet. The smokestack sits at a height of 128 feet (measured from**

average grade to the smokestack's peak height) and the proposed installation would not exceed 90 feet above grade. The applicant is requesting a dimensional variance and seeks relief from regulations governing maximum height. The lot in question contains approximately 32,556 square feet of land area.

**CMR, LLC, OWNER AND COX TMI WIRELESS, LLC, APPLICANT:**  
431 Harris Avenue (corner Eagle St.) also known as Lot 8 on the Tax Assessor's Plat 27 located in an Industrial M-1 Zone, to be relieved from Sections 305 and 420 in the proposed installation of 3 telecommunications antennas to the roof of the existing building (containing warehouse space) with related equipment also installed at roof level. The antennas are permitted within the M-1 district; however, the height restriction is 75 feet. The existing building sits at a height of 89 feet (penthouse) (measured from average grade to building peak height) and the proposed installation would not exceed 85.8 feet above grade. The applicant is requesting a dimensional variance and seeks relief from regulations governing maximum height. The lot in question contains approximately 62,783 square feet of land area.

**CHARLESGATE NORTH AFFORDABLE HOUSING PARTNERS, LLP:**  
670 North Main Street (corner Pettis St.) also known as Lot 612 on the Tax Assessor's Plat 2 located in a Heavy Commercial C-4 Zone, to be relieved from Sections 305 and 420 in the proposed installation of 3 telecommunications antennas to the roof of the existing building (containing housing for the elderly) with related equipment also installed at roof level. The antennas are permitted within the C-4 district; however, the height restriction is 45 feet. The existing building sits at a height of 148.3 feet (penthouse) (measured from average grade to building peak height) and 2 antennas would not exceed said height. One (1) antenna would be installed at roof level not exceeding 138.3 feet. Supporting equipment would be installed at roof level. The applicant is requesting a dimensional variance and seeks relief from regulations governing maximum height. The lot in question contains approximately 57,300 square feet of land area.

**AAA SOUTHERN NEW ENGLAND, OWNER AND COX TMI WIRELESS, LLC, APPLICANT:** 110 Royal Little Drive also known as Lot 89 on the Tax Assessor's Plat 1 located in an Industrial M-1 Zone, to be relieved from Sections 305 and 420 in the proposed installation of 3 telecommunications antennas attached to the existing tower, which supports existing telecom facilities. The existing building is used for

office space. The antennas are permitted within the M-1 district; however, the height restriction is 75 feet. The existing tower sits at a height of 176 feet (measured from average grade to the tower's peak height) and the proposed installation would not exceed 142.3 feet above grade. The applicant is requesting a dimensional variance and seeks relief from regulations governing maximum height. Related equipment would be installed at grade. The lot in question contains approximately 275,000 square feet of land area.

**RUSSO REALTY COMPANY, LLC, OWNER, AT&T MOBILITY, APPLICANT AND COX TMI WIRELESS, LLC:** 15 Shipyard Street (formerly known as 84 Fort Ave.) also known as Lot 9 on the Tax Assessor's Plat 56 located in a Waterfront Mixed Use W-2 Zone, to be relieved from Sections 305 and 420 in the proposed installation of 3 telecommunications antennas attached to the existing tower with related equipment installed at grade. The subject property also contains a garage, on-site storage and the tower supports several telecom facilities. The antennas are permitted within the M-1 district; however, the height restriction is 75 feet. The tower sits at a height of 153 feet (measured from average grade to the tower's peak height) and the proposed installation would not exceed 142.5 feet above grade. The applicant is requesting a dimensional variance and seeks relief from regulations governing maximum height. The lot in question contains approximately 32,556 square feet of land area.

**FOX POINT ASSOCIATES, LP, OWNER AND COX TMI WIRELESS, LLC, APPLICANT: 575 Wickenden Street (corner Schofield St.) also known as Lot 530 on the Tax Assessor's Plat 17 located in a Residential R-2 Two-Family Zone, to be relieved from Sections 304 and 420 in the proposed installation of 3 telecommunications antennas attached to the roof of the existing building containing housing for the elderly and physically challenged. The applicant is requesting a special use permit for the installation within the R-2 district and a dimensional variance relating to the height restriction; whereby, R-2 regulations restrict the height to 30 feet and the installation would not exceed 83.3 feet. The existing structure sits at a height of 88 feet (measured from average grade to building peak height). Related equipment would be installed at roof level. The lot in question contains approximately 46,957 square feet of land area.**

**7:00 P.M.**

**PORTUGUESE CALVARY BAPTIST CHURCH OF LONSDALE, RHODE ISLAND, OWNER AND COX TMI WIRELESS, LLC, APPLIANT: 720 Hope Street also known as Lots 317 & 312 on the Tax Assessor's Plat 6 located in a Residential R-2 Two-Family Zone, to be relieved**

from Sections 304 and 420 in the proposed installation of 3 telecommunications antennas attached to the steeple of the existing church. The proposed installation would not exceed 58 feet above average grade. The steeple sits at a height of 56 feet. The applicant is requesting a special use permit for this installation within the R-2 district, and a dimensional variance as relates to the height restriction, which is 30 feet. Related equipment would be installed within the steeple. The lots in question together contain approximately 20,659 square feet of land area.

**CENTRAL BAPTIST CHURCH, OWNER AND COX TMI WIRELESS, LLC:**

444-450 Lloyd Avenue (corner Wayland Ave.) also known as Lot 164 on the Tax Assessor's Plat 39 located in a Residential R-2 Two-Family Zone, to be relieved from Sections 304 and 420 in the proposed installation of 4 telecommunications antennas attached to the steeple of the existing church. The applicant is requesting a special use permit for this installation within the R-2 district, and a dimensional variance relating to the height restriction, which is 30 feet. The steeple height is 105 feet (measured from average grade to the steeple's peak height). The height restriction in the R-2 district is 30 feet and the installation would not exceed 98.3 feet for 3 antennas and 107 feet for one antenna. Related equipment would be installed within the building. The lot in question contains approximately 32,300 square feet of land area.

**ONE FINANCIAL HOLDINGS, INC., OWNER AND CLEAR WIRELESS, LLC, APPLICANT: One Financial Plaza (at Exchange St. & Fulton St.) also known as Lot 5 on the Tax Assessor's Plat 20 located in a Downtown Central Business D-1 Zone, to be relieved from Section 306 in the proposed installation of 10 telecommunications antennas attached to the roof of the existing office building with related equipment. The proposed installation is permitted under Section 303-use code 65.1; however, said installation is not related to the operation of the existing permitted use as per Section 412. The applicant is requesting a dimensional variance for this proposal, in that the height restriction in the Downtown district is 300 feet and the installation would not exceed 414'9". The lot in question contains 23,774 square feet of land area.**

**CHARLESGATE PARK AFFORDABLE HOUSING PARTNERS, LP, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: 369 Montgomery Avenue also known as Lot 882 on the Tax Assessor's Plat 59 located in a Residential R-1 One-Family Zone, to be relieved from Sections 304 and 420 in the proposed installation of 3 telecommunications antennas attached to the façade of the existing apartment building and at 101 feet and 3 antennas attached to the penthouse with related equipment installed at roof level. The applicant is requesting a special use permit for the proposed installation within the R-1 district, and a dimensional variance relating to the height restriction, which is 30 feet. The existing building sits at a peak height of 101 feet (measured from average grade to building peak height). The**

**applicant is requesting a special use permit for this installation within the R-1 district, and a dimensional variance from the height restriction. The lot in question contains approximately 54,883 square feet of land area.**

**CHARLESGATE NORTH AFFORDABLE HOUSING PARTNERS, LP, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: 670 North Main Street (corner Pettis St.) also known as Lot 612 on the Tax Assessor's Plat 2 located in a Heavy Commercial C-4 Zone, to be relieved from Sections 305 and 420 in the proposed installation of 5 telecommunications antennas attached to the existing building containing housing for the elderly. The antennas are permitted within the C-4 district; however, the height restriction is 34 feet. The existing building sits at a height of 155 feet (measured from average grade to building peak height). Two façade-mounted antennas would be installed at a height of 135 feet, one antenna would be installed at 151 feet, and 3 would be attached to the existing penthouse and would not exceed a height 155 feet. Related equipment would be installed at roof level. The lot in question contains approximately 57,500 square feet of land area.**

**PARKIS PLACE AFFORDABLE HOUSING SOLUTIONS, LP, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: 9 Parkis Avenue also known as Lot 421 on the Tax Assessor's Plat 30 located in a Residential R-3 Three-Family Zone, to be relieved from Sections 304 and 420 in the proposed installation of 6 telecommunications**



antennas to the existing apartment building, which sits at a height of 108 feet (measured from average grade to building peak height). Three antennas would be mounted on the roof not to exceed a total height of 97'9". Two antennas would be installed on the roof not to exceed 100 feet in height and one antenna would be attached to the penthouse at a total height of 111 feet and related equipment would be installed at roof level. The applicant is requesting a special use permit within the R-3 district, and a dimensional variance from the height restriction, which is 30 feet. The lot in question contains approximately 23,086 square feet of land area.

**THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, JANUARY 11, 2010.**

**LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, ENERO 11, 2010.**

**THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.**

**THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN**

**ADVANCE OF THE HEARING DATE.**

**ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.**

**LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.**

**PETER D. CARNEVALE, SECRETARY**

**(401) 421-7740 EXT 376**